

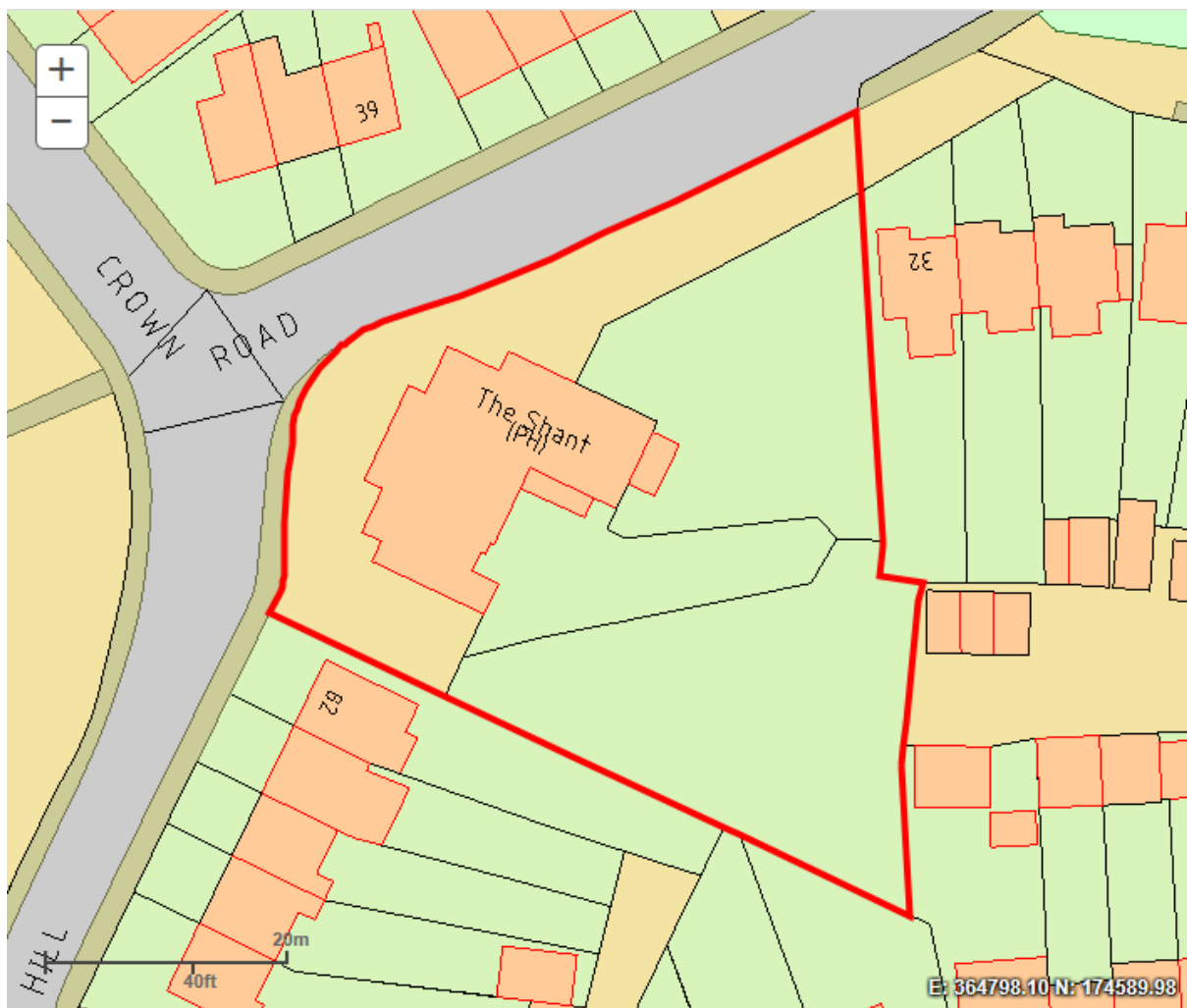
INFORMATION COVER SHEET

**Site Location: The Shant, Crown Road, Kingswood**

**Capacity: 10**

**Trajectory Code: 0225**

**Application Number: PK18/5781/RM**



Included in this pack as a document;

- Site location plan.
- Residential Site Assessment Deliverability Questionnaire 2019.
- Statement from case officer regarding delivery.

Additional documentation for this site can be found on Public Access via the provided [link below](#), with the table outlining specific documents relating to the deliverability of this site.

Link to Application: <https://developments.southglos.gov.uk/online-applications/applicationDetails.do?keyVal=PJ626LOKHMF00&activeTab=summary>


Documents	Steps to view Documents
Application Form	<ol style="list-style-type: none"> <li>1) Navigate from the application details page to the <b>Documents</b> tab.</li> <li>2) Once in Documents tab, select <b>filter by</b> and click <b>description</b>.</li> <li>3) Type in the word “<b>Application</b>” and <b>click apply</b>.</li> <li>4) Select the <b>most recent</b> version available to view document.</li> </ol>
Delegated Committee Reports	Repeat process above but replace Application with “ <b>Delegated</b> ”.
Decision Notice	Repeat process above but replace Application with “ <b>Decision</b> ”.
Phasing Plan and information from Design and Access Statement	Repeat process above but replace Application with “ <b>Design</b> ”.

*(Note: Supplementary documents will follow in due course).*

For **further guidance** on how to access the documents above, please see **screenshot below**.

Select the description option. (A search bar will appear afterwards).













Documents Tab.

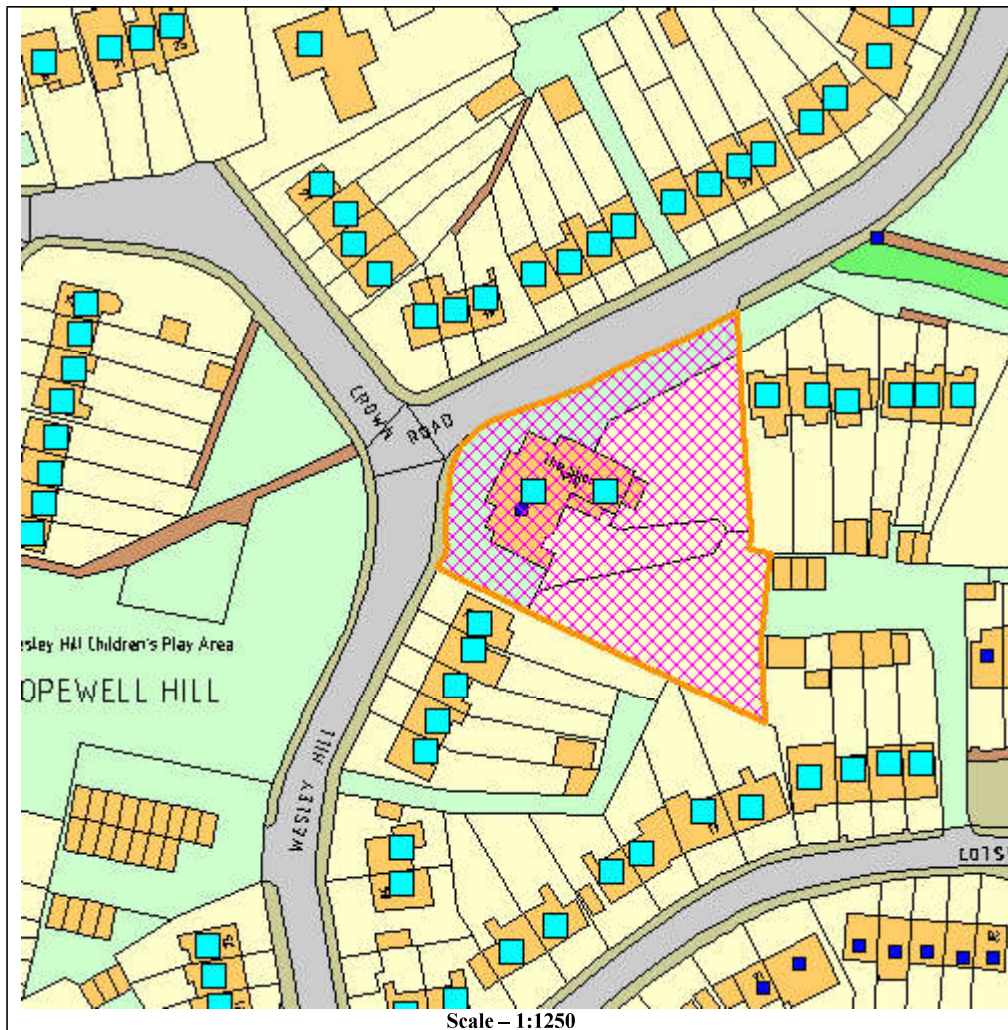
Click on  to view one document at a time.

Details Constraints (38) **Documents (34)** Related Cases (3) Map Make a Comment

Filter By: Document Type

You can select up to 25 documents to download in one archive file at a time.

	Date Published ⇅	Document Type ⇅	Description ⇅	View
<input type="checkbox"/>	26 Mar 2015	Application Form		
<input type="checkbox"/>	05 Dec 2016	Application Form	APPLICATION FORM	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ARBORICULTURAL IMPACT ASSESSMENT	
<input type="checkbox"/>	22 May 2015	Consultee Comment	ARCHAEOLOGY	
<input type="checkbox"/>	26 Mar 2015	Correspondence	COVERING LETTER	
<input type="checkbox"/>	04 Jun 2015	Decision	DECISION NOTICE	
<input type="checkbox"/>	11 Jun 2015	Report	DELEGATED REPORT	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	DESIGN AND ACCESS STATEMENT	
<input type="checkbox"/>	10 Apr 2015	Supporting Document	DOCUMENT REGISTER	
<input type="checkbox"/>	28 Apr 2015	Consultee Comment	DRAINAGE OFFICER	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ECOLOGICAL APPRAISAL	
<input type="checkbox"/>	27 Apr 2015	Consultee Comment	ECOLOGY	



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**Application No.: PK18/5781/RM**  
**The Shant**  
**Crown Road**  
**Kingswood**  
**Bristol**  
**South Gloucestershire**  
**BS15 1PR**

**Residential Site Assessments  
Deliverability Questionnaire 2019**

**About the site:**

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
The Shant, Crown Road, Kingswood	10	0225	PK18/5781/RM

**Contact details:**

Contact name:	Telephone:
[REDACTED]	[REDACTED]
Address:	E-mail:
[REDACTED]	[REDACTED]

**Question 1 - Current use?**

Vacant	<input checked="" type="checkbox"/>			
In use	<input type="checkbox"/>	Current use		Anticipated end date of current use

**Question 2 - Is the site in control of a house builder?**

Yes	<input checked="" type="checkbox"/>	Which house builder?	UKS Group Ltd
No	<input type="checkbox"/>	What are the arrangements for bringing the site forward (marketing etc.)?	

**Question 3** – What is your anticipated timescale for the planning application/delivery process?

Milestone	Anticipated date MM/YY
Submission of pre-application	
Submission of outline application	
Submission of first/subsequent reserved matters/full application	
Commencement of site marketing	
Work commences on site	<b>January 2020</b>
First completions	
Anticipated end date for competitions on site	<b>December 2020</b>

**Question 4** – Completions to date and future anticipated completions

- a) Our site visits up to April 2019, recorded completions in monitoring year 2018/2019 (our monitoring year runs April to April)
- As of April 2019, **10** units were yet to be completed on the site.
  - If you consider that the number of units to be completed is different, please can you confirm how many units are yet to be completed & any reason for the difference in numbers:

Number of units to be completed	<b>10</b>
Rationale for any difference between SGC 2019 figure and your stated figure	

- b) With reference to number of units to be completed on your site - Please provide the anticipated completion of remaining units, by year. **To note - our monitoring year runs from 1<sup>st</sup> April – 31<sup>st</sup> March.**

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
April								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec		10						
Jan								
Feb								
Mar								

**Question 5-**

**Please outline if there are any constraints or any other factors which would impact upon delivery of this site?**

Constraint	Yes/No	Details/actions needed to overcome. Timescales for resolutions including third party interests.
<i>Physical constraints</i>		
Contaminated Land	n	
Existing buildings/structures	n	
Land form/topography	n	
Infrastructure requirements	n	

Relying on other parcels/phases to be built out	n	
Other	n	
<i>Financial Constraints</i>		
Viability/development costs	n	
Ownership	n	
Planning obligations	n	
Market conditions for type of site	n	
Other	n	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	n	
Wildlife/biodiversity/protected habitats	n	
Trees	n	
Air quality/noise	n	
Other	n	
<i>Other Constraints – please list</i>		

Thank you for completing this questionnaire, please return to [planningpolicy@southglos.gov.uk](mailto:planningpolicy@southglos.gov.uk) by **31/10/2019**



### Case Officer Statement

Site Location:	Application Number:	Case Officer
The Shant Crown Road Kingswood BS15 1PR	PK18/5781/RM	Patrick Jackson

1. From your understanding of the site, do you agree with the delivery forecast that the developer has sent through?

<b>YES</b>	X
<b>NO</b>	

2. Is there any other information about constraints etc. you're aware of that may affect delivery rates on this site?

<p>1) Discharge of conditions application pending - Application DOC19/00214, which is seeking to discharge conditions 9 (Coal mining investigation), 10 (site investigation) and 11 (remedial works) attached to permission PK18/5781/RM, is currently being considered. There has been a lot of back and forth between the applicant and Coal Authority, but I would anticipate that the condition will be discharged before the end of the year.</p> <p>2) Section 73 Application to remove or vary conditions pending – Application seeking to vary condition 1 (to alter the materials as per the new plans) and 12 (to replace the conditioned house elevation plans) attached to permission PK18/5781/RM. Determination date is set for 10<sup>th</sup> January 2020, and would anticipate that application will be determined by this date.</p>
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Case officer name: Patrick Jackson

Date: 12 November 2019